



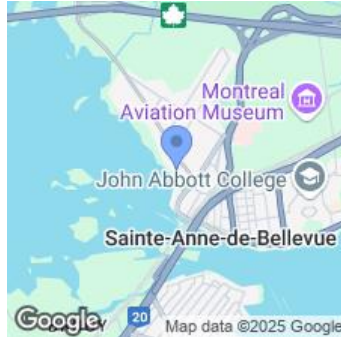
**Alexa Landreville**, Residential and Commercial Real Estate Broker  
**IMMEUBLES DEAKIN REALTY**  
Real Estate Agency  
332, Lakeshore  
Pointe-Claire (QC) H9S 4L7  
<http://www.deakinrealty.ca>

514-451-3246 / 514-695-2575

[alexa@deakinrealty.ca](mailto:alexa@deakinrealty.ca)



**Centris No.** 17752707 (Active)



**\$899,000**

**181 Tsse Maxime**  
**Sainte-Anne-de-Bellevue**  
**H9X 3W7**

**Region** Montréal  
**Neighbourhood** South  
**Near** Senneville Road  
**Body of Water** Lac des Deux Montagnes

<b>Property Type</b>	House	<b>Year Built</b>	1997
<b>Style</b>	Two or more storey	<b>Expected Delivery Date</b>	
<b>Condominium Type</b>	Divided	<b>Specifications</b>	
<b>Year of Conversion</b>		<b>Declaration of co-ownership Issued</b>	Yes (2023)
<b>Building Type</b>	Attached	<b>Published to RFQ</b>	Yes (2023-07-04)
<b>Floor</b>		<b>Special Contribution</b>	
<b>Total Number of Floors</b>		<b>Meeting Minutes</b>	
<b>Total Number of Units</b>		<b>Financial Statements</b>	
<b>Private Portion Size</b>	40 X 20.6 ft	<b>Building Rules</b>	
<b>Plan Priv. Portion Area</b>	2,050 sqft	<b>Repossess./Judicial auth.</b>	No
<b>Building Area</b>		<b>Building insurance</b>	
<b>Lot Size</b>	22.10 X 54 ft	<b>Maintenance log</b>	
<b>Lot Area</b>	1 313.2 sqft	<b>Co-ownership insurance</b>	
<b>Cadastre of Private Portion</b>	1990889	<b>Contingency fund study</b>	
<b>Cadastre of Common Portions</b>	6371207	<b>Cert. of Loc. (divided part)</b>	Yes (2022)
<b>Trade possible</b>		<b>File Number</b>	
<b>Zoning</b>	Residential	<b>Occupancy</b>	30 days PP/PR Accepted
		<b>Deed of Sale Signature</b>	30 days PP/PR Accepted

<b>Municipal Assessment</b>		<b>Taxes (annual)</b>		<b>Expenses/Energy (annual)</b>	
<b>Year</b>	2025	<b>Municipal</b>	\$5,576 (2025)	<b>Condo Fees (\$569/month)</b>	\$6,828
<b>Lot</b>	\$216,500	<b>School</b>	\$494 (2025)	<b>Common Exp.</b>	
<b>Building</b>	\$378,100	<b>Infrastructure</b>		<b>Electricity</b>	
		<b>Water</b>		<b>Oil</b>	
				<b>Gas</b>	
<b>Total</b>	\$594,600 (151.19%)	<b>Total</b>	\$6,070	<b>Total</b>	\$6,828

## Room(s) and Additional Space(s)

<b>No. of Rooms</b>		<b>No. of Bedrooms (above ground + basement)</b>		<b>No. of Bathrooms and Powder Rooms</b>	
6		3+0		2+1	
<b>Level</b>	<b>Room</b>	<b>Size</b>	<b>Floor Covering</b>	<b>Additional Information</b>	
GF	Living room	23.6 X 14 ft	Wood	Fireplace-Stove.	
GF	Dining room	15.6 X 9.9 ft	Wood		
GF	Kitchen	16 X 15 ft	Ceramic	heated floors	

2	Primary bedroom	16.6 X 14 ft	Wood	
2	Bedroom	15 X 9.6 ft	Wood	
3	Mezzanine	24 X 17 ft	Wood	Fireplace-Stove. or primary bedroom
BA1	Family room	12 X 19 ft	Wood	

## Features

<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>	Alarm system (\$1)
<b>Water Supply</b>	Municipality	<b>Renovations</b>	
<b>Siding</b>	Brick	<b>Pool</b>	
<b>Windows</b>		<b>Cadastre - Parkg (incl. pr</b>	
<b>Window Type</b>		<b>Cadastre - Parkg (excl. pr</b>	
<b>Energy/Heating</b>	Electricity	<b>Leased Parkg</b>	
<b>Heating System</b>	Electric baseboard units, Radiant	<b>Parkg (total)</b>	Driveway (1), Garage (1), License tag (1)
<b>Basement</b>	6 feet and more, Finished basement	<b>Driveway</b>	Asphalt
<b>Bathroom</b>	Ensuite bathroom, Separate shower	<b>Garage</b>	Built-in, Single width
<b>Washer/Dryer (installation)</b>		<b>Carport</b>	
<b>Fireplace-Stove</b>	Wood fireplace	<b>Lot</b>	
<b>Kitchen Cabinets</b>		<b>Topography</b>	
<b>Restrictions/Permissions</b>		<b>Distinctive Features</b>	Cul-de-sac
<b>Pets</b>		<b>Water (access)</b>	Access (Lake)
<b>Property/Unit Amenity</b>	Electric garage door opener, Alarm system, Wall-mounted heat pump	<b>View</b>	Panoramic, View of the water
<b>Building Amenity</b>		<b>Proximity</b>	Bicycle path, CEGEP, Commuter train, Cross-country skiing, Daycare centre, Elementary school, Golf, High school, Highway, Park, Public transportation, Réseau Express Métropolitain (REM), University
<b>Building's Distinctive Features</b>		<b>Roofing</b>	Asphalt shingles
<b>Energy efficiency</b>			
<b>Mobility impaired accessible</b>			

## Inclusions

Fisher Paykel fridge, stove & dishwasher. Washer & dryer, all curtains & blinds as presently installed, all light fixtures.

## Exclusions

EV charger. Alarm system is rented.

## Remarks

Welcome to Kassy Cove! This unique development offers residents waterfront access, a mature common green space, lots of parking for owners & their visitors and most importantly, worry-free living with a well organized condo association. This absolutely stunning end-unit townhouse has been completely transformed with no expense spared. Enjoy unobstructed lake views from most rooms in this sun filled open concept end unit. Better than new and only minutes to Ste-Anne-de Bellevue village with its waterfront and park, restaurants, cafes and shops. Quick access to highways 20 and 40, train station, future REM, daycares & schools.

## Addendum

Spacious front entry with heated floors. Redesigned custom gourmet kitchen features a large central island, beautiful quartz counter tops, waterfall island, custom soft-close cabinetry, top quality appliances and heated floors.

Spacious dining/living room with fireplace, freshly sanded oak floors and patio doors to large sunny deck with water views. Custom drapes, blinds and light fixtures are included.

New custom wood staircase to all levels.

Up to the bedroom level, where you will find the spacious primary bedroom suite with a built-in closet system, along with a beautiful renovated ensuite bathroom with top quality fixtures and finishings including a double vanity and quartz countertops. Spacious second bedroom. The family bathroom has an incredible oversized walk-in shower, separate soaker tub, custom vanity, quartz countertops and heated floors. The principal bedroom & second bedroom both have new wood floors.

Up to the cozy third level mezzanine with fireplace and patio doors to the private rooftop deck with water views. This bonus room is ideal for a primary bedroom, another entertainment/family room, guest room, home office or workout studio.

The basement level offers direct access from the garage. There is a large bright family room, a separate laundry/cantina and an extra storage room.

**Sale with exclusion(s) of legal warranty : The stove(s), fireplace(s), combustion appliance(s) and chimney(s) are sold without any warranty with respect to their compliance with applicable regulations and insurance company requirements.**

**Seller's Declaration**

Yes SD-64316

**Source**

IMMEUBLES DEAKIN REALTY, Real Estate Agency

This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises.